

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

L=65.78' Delta=75°22'28" T=38.63' CHD BRG=S77°16'46"E CHD=61.14' CURVE TABLE CURVE | RADIUS | DELTA | LENGTH | TANGENT | CHORD BRG | CHORD C1 | 25.00' | 90°18'49" | 39.41 | 25.14' | \$68°22'47"W | 35.45' C2 | 25.00' | 102°47'13" | 44.85 | 31.31' | N09°24'34"W | 39.07' C3 | 25.00' | 48°11'23" | 21.03 | 11.18' | N66°04'43"E | 20.41' C4 | 25.00' | 48°11'23" | 21.03 | 11.18' | N89°07'41"E | 20.41' | C5 | 25.00' | 90°00'00" | 39.27 | 25.00' | \$21°46'37"E | 35.36' 30' DRAINAGE & PUE 10515 / 291-10' PUE 1\0515 / 291 -R=50.00' SEE NOTE 8 L=46.92' Delta=53°46'11" T=25.35' CHD BRG=N63°17'20"E ─ 10' PUE 10515 / 291 0.575 ACRES 0.423 AC SEE NOTE 7 \50.00' 29R 10515 / 291 ____ --312----288 / 814 | SEE NOTE 8 R=2960.00' L=292.43' SEE NOTE 7 (TYPICAL) -Delta=5°39'38" T=146.33' COMMON AREA CHD BRG=N63°37'59"W CHD=292.31' METES AND BOUNDS DESCRIPTION 1.739 ACRE TRACT AUSTIN'S COLONY, PHASE TWELVE A N 16°15'55" E 6294.31' GPS NO SWG-A53-W METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 29, 30 S 07°01'49" W AND 31, BLOCK 1, AUSTIN'S COLONY, PHASE TWELVE A, ACCORDING TO THE PLAT 5697.99' GPS NO.32 RECORDED IN VOLUME 10515, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF SCALE: 1"=50' BRAZOS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THORNBERRY DRIVE (80' R.O.W.) MARKING A SOUTHERLY CORNER OF SAID LOT 30, SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 2960.00 FEET;

THENCE: ALONG THE NORTHEAST LINE OF THORNBERRY DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 39' 38" FOR AN ARC DISTANCE OF 292,43 FEET (CHORD BEARS; N 63° 37' 59" W - 292,31 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 49" FOR AN ARC DISTANCE OF 39.41 FEET (CHORD BEARS: N 09° 24' 34" W - 39.07 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF CASTELLON COURT (50' R.O.W.) MARKING THE END OF SAID CURVE;

THENCE: N 41° 59' 02" E ALONG THE SOUTHEAST LINE OF CASTELLON COURT FOR A DISTANCE OF 75.71 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: CONTINUING ALONG THE SOUTHEAST LINE OF CASTELLON COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: N 66° 04' 43" E - 20.41 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: CONTINUING ALONG THE SOUTHEAST LINE OF CASTELLON COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 46' 11" FOR AN ARC DISTANCE OF 46.92 FEET (CHORD BEARS: N 63° 17' 20" E - 45.22 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID LOT 29 AND THE SOUTHWEST CORNER OF LOT 28, BLOCK 1;

THENCE: S 58° 21' 58" E ALONG THE COMMON LINE OF SAID LOT 29 AND SAID LOT 28 FOR A DISTANCE OF 149.34 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 78° 19' 30" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 29 AND LOT 28 FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF SAID LOT 31;

THENCE: N 11° 40' 29" W ALONG THE COMMON LINE OF SAID LOT 31 AND SAID LOT 28 FOR A DISTANCE OF 164.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 31 AND 28 AND LOT 33, BLOCK 1;

THENCE: N 71° 27' 41" E ALONG THE COMMON LINE OF SAID LOT 31 AND SAID LOT 33 FOR A DISTANCE OF 66.57 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF CARDIFF COURT 950' R.O.W.) MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: ALONG THE SOUTHERLY LINE OF CARDIFF COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75° 22' 28" FOR AN ARC DISTANCE OF 65.78 FEET (CHORD BEARS: S 77° 16' 46" E - 61.14 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: CONTINUING ALONG THE SOUTHERLY LINE OF CARDIFF COURT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: N 89° 07' 41" F - 20.41 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

THENCE: S 66° 46' 37" E CONTINUING ALONG THE SOUTHERLY LINE OF CARDIFF COURT FOR A DISTANCE OF 22.51 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 21° 46' 37" E - 35.36 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF BULLINGER CREEK DRIVE (80' R.O.W.) MARKING THE END OF SAID CURVE;

R=50.00'

THENCE: S 23° 13' 23" W ALONG THE NORTHWEST LINE OF BULLINGER CREEK DRIVE FOR A DISTANCE OF 325.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 18' 49" FOR AN ARC DISTANCE OF 39.41 FEET (CHORD BEARS: S 68° 22' 47" W - 35.45 FEET) TO THE POINT OF BEGINNING CONTAINING 1.739 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF AUSTIN'S COLONY, PHASE TWELVE A, 10515/193.



KEY MAP

GENERAL NOTES: 1.) THE COMMON AREA WILL BE MAINTAINED BY THE AUSTIN'S COLONY HOME OWNERS

2.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN. 3.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.

4.) LOTS 30R & 31R SHALL TAKE DRIVEWAY ACCESS OFF ADJOINING LOCAL STREETS. NO DRIVEWAY ACCESS TO THORNBERRY DRIVE AND OR BULLINGER CREEK DRIVE SHALL BE ALLOWED FROM THESE LOTS.

5.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES. 6.) THE LAND IS ZONED RD-5.

7.) ATMOS PIPELINE EASEMENT:

CONTACT ATMOS ENERGY PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN THE EASEMENT, INCLUDING FENCING.

IN ACCORDANCE WITH STATE AND FEDERAL PIPELINE SAFETY RULES, STANDARDS PERTAINING TO FENCING, VEGETATION AND STRUCTURES IN ATMOS PIPELINE EASEMENTS SHALL COMPLY WITH THE ATMOS "HELLO NEIGHBOR" ENCROACHMENT MANUAL. THE MANUAL CAN BE OBTAINED BY CALLING ATMOS ENERGY AT 1-888-286-6700.

8.) BRAZOS ELECTRIC POWER COOPERATIVE, INC. OWNS A 60 FOOT EASEMENT FOR POWER LINES RECORDED AT VOLUME 7905, PAGE 58 AND VOLUME 7888, PAGE 58, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. CONTACT @ 254-750-6323.

FOR FURTHER INFORMATION ON THE PROHIBITIONS AND RESTRICTIONS CONTAINED WITHIN THESE EASEMENTS REGARDING THE GROWING OF TREES, THE PLACING OF BUILDINGS, STRUCTURES OR OBSTRUCTIONS WITHIN THE EASEMENT AND ALLOWING ACCESS TO THE <u> EASEMENT, INCLUDING</u> 16' REMOVABLE FENCE SECTIONS OR <u>GATES ON ALL FENCES</u> PLACED IN OR ACROSS SAID RIGHT OF WAY, PLEASE READ THE RECORDED EASEMENT DOCUMENT. IF YOU HAVE ANY QUESTIONS REGARDING THE EASEMENT OR WOULD LIKE TO REQUEST A COPY OF THE DOCUMENT. CONTACT BRAZOS ELECTRIC COOP, TRANSMISSION DIVISION, RIGHT OF WAY DEPARTMENT AT 254-750-6323.

9.) NO PORTION OF ANY LOT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48041C0 205E MAP REVISED MAY 16, 2012.

10.) PUBLIC RIGHT-OF-WAY FOR THORNBERRY DRIVE WAS DEDICATED WITH THE FINAL PLAT OF AUSTIN'S COLONY SUBDIVISION - PHASE ELEVEN A & C RECORDED IN VOL. 8892, PG.22, ORBC AND WITH SEPARATE INSTRUMENTS RECORDED IN VOL. 9740, PG. 175, VOL. 9740, PG. 181 AND VOL.



AUSTIN'S COLONY PHASE TWELVE A 1.739 ACRES BLOCK 1 LOTS 29, 30 & 31

> JOHN AUSTIN LEAGUE A-2 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1"=50' FEBRUARY, 2014

SURVEYED BY:

BRAD KERR, R.P.L.S. KERR SURVEYING COMPANY

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OWNER & DEVELOPER MARK J. CARRABBA, VICE PRESIDENT CARRABBA FAMILY LIMITED PARTNERSHIP 4104 HWY 21 EAST

BRYAN, TEXAS 77802 979-778-8850

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